

Burns, Marlene

PA2011-117

From: Brown, Janet
Sent: Tuesday, September 27, 2011 4:24 PM
To: Hon. John Woolley Ret.
Cc: Burns, Marlene
Subject: FW: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Good afternoon, Judge Woolley.

Please see below for your information.

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: robert rush [mailto:rrush@usrealtygroup.com]
Sent: Tuesday, September 27, 2011 3:57 PM
To: Brown, Janet
Cc: 'Batley, Craig'; 'Denys Oberman'; 'Lori Morris'; 'cynthia koller'; 'Canalis, John'; 'Reicher, Michael'; Brandt, Kim
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

I WANT TO SUBMIT THIS EMAIL STRING BELOW TO THE HEARING OFFICER

Janet

You have a whole City that's been affected to some degree by Rehab !!

You gave ONLY the Anniversary residents a 10 Day notice when you schedule an RA Hearing on a Friday @ 3:00pm and all us others only 4 day notice – RIDICULOUS !!

You should be ashamed to try to eliminate members of the Community by your late scheduling.
YOU HAVE KNOWN OF THIS HEARING FOR WEEKS – and you give the rest of us what 4 days ?

Why didn't You or City Atty's Office notify people at Rehab Conference last week ? NOTHING !!

You should be ashamed of yourself playing such a bureaucratic game.

Bob Rush

From: Brown, Janet [mailto:JBrown@newportbeachca.gov]
Sent: Tuesday, September 27, 2011 3:42 PM
To: robert rush
Cc: Batley, Craig; Denys Oberman; Lori Morris; cynthia koller; Canalis, John; Reicher, Michael; Brandt, Kim
Subject: [Norton AntiSpam] RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Good afternoon, Bob.

The City has scheduled this public hearing on a regular business day, during regular business hours, just as it has in the past for other public hearings conducted by the Hearing Officer, or the Zoning Administrator.

The residents in this neighborhood were mailed a notice of the hearing 10 days in advance, consistent with the requirements of the Municipal Code, and are aware of the public hearing.

If you are unable to attend the hearing, but would like to provide comments to the Hearing Officer, please forward to me at your earliest convenience. I will ensure they are forwarded to the Hearing Officer and entered into the record.

Sincerely,

Janet Johnson Brown
Associate Planner
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3300 Newport Blvd., Newport Beach, CA 92663
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From: robert rush [mailto:rrush@usrealtygroup.com]
Sent: Tuesday, September 27, 2011 12:57 PM
To: Brown, Janet
Cc: 'Batley, Craig'; 'Denys Oberman'; 'Lori Morris'; 'cynthia koller'; 'Canalis, John'; 'Reicher, Michael'
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Janet

I'm at a loss why a Rehab "REASONABLE ACCOMMODATION" Hearing – something normally very contentious – why it had to be scheduled then this week at all or why such an important hearing WOULD EVER be scheduled at 3:00pm on a Friday late afternoon ?

Why not schedule it AFTER the holiday to allow for the greater Community to participate more easily and make sure that you have all the Public's involvement ? **Unless that's what being avoided...**

Seems to me that, if this Reasonable Accommodation is GIVEN and that Community does get a permanent new Rehab in their neighborhood You and the City will have a real dilemma explaining why you held this Hearing at such an inopportune time for the Community.

I think a better explanation to US, the Community, of why this was scheduled Fri @ 3:00 is warranted.

Bob Rush

From: Brown, Janet [mailto:JBrown@newportbeachca.gov]
Sent: Tuesday, September 27, 2011 8:57 AM
To: robert rush
Subject: [Norton AntiSpam] RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Good morning, Bob.

The City has scheduled the hearing this Friday at 3 p.m. because it was the only day this week the Council Chambers and the Hearing Officer are available, and the date/time does not conflict with the Rosh Hashanah holiday, which begins at sundown on Wednesday, September 28th.

Thank you for your email.

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From: robert rush [mailto:rrush@usrealtygroup.com]
Sent: Tuesday, September 27, 2011 7:56 AM
To: Brown, Janet
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Janet

Why are we scheduling such a Hearing at 3:00pm on a Friday ?

Kind of looks like the City (or whoever schedules these meetings)
doesn't want the Community to show upand despite Planning's
recommendation to "deny" ...

Bob

From: Brown, Janet [mailto:JBrown@newportbeachca.gov]
Sent: Monday, September 26, 2011 5:47 PM
Subject: [Norton AntiSpam] Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

To all interested parties –

A public hearing is scheduled for Friday, September 30, 2011, at 3:00 p.m. in the City Council Chambers, to consider an application submitted by StepHouse Recovery, Inc. requesting a reasonable accommodation from the requirements of the Newport Beach Municipal Code.

StepHouse Recovery, Inc. requests that the City allow the continued operation of an existing unlicensed residential care facility for up to six persons in recovery from alcohol and/or drug addiction, and one resident supervisor. The facility is located at 2927 Paper Lane, in the R-1-6000 Zoning District, where such uses are not permitted.

A copy of the meeting agenda, and staff report with all attachments for this project are available for review on the City's website at the following link:

<http://www.newportbeachca.gov/index.aspx?page=72&recordid=4011>

If you have any questions or comments, please do not hesitate to contact me. Thank you.

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Burns, Marlene

From: Brown, Janet
Sent: Wednesday, September 28, 2011 8:58 AM
To: Hon. John Woolley Ret.
Cc: Burns, Marlene
Subject: FW: Dea Ms. Brown, please forward the following letter to the judicial hearing officer.
Attachments: 2927 PAPER LANE deny appeal.odt

Good morning, Judge Woolley.

Please find the attached letter regarding the reasonable accommodation application scheduled for public hearing on Friday, September 30th.

Janet Johnson Brown
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jbrown@newportbeachca.gov

From: G D [<mailto:artdivine@hotmail.com>]
Sent: Tuesday, September 27, 2011 6:46 PM
To: Brown, Janet
Cc: G D
Subject: Dea Ms. Brown, please forward the following letter to the judicial hearing officer.

Dear Ms. Brown,

A great pleasure making your acquaintance, albeit in such unfortunate circumstances. It saddens and shocks me that a resident on my street would open up an illegal half way house! Anyway, I wrote a letter for the judicial officer. It is herein attached.

Thank you and I look forward to seeing you Friday.

Grace Divine
resident
2901 Paper Lane
Newport Beach CA
92660

September 26, 2011

TO:

Janet Brown, Associate Planner
Judge John C. Woolley, Hearing Officer

RE:

StepHouse Recovery, Inc. (PA2011-117)
2927 Paper Lane
• Reasonable Accommodation No. 2011-001

Please note that every stated herein is my opinion and that I have never met the applicant. I write the following as a resident of the Anniversary homes community and my concern for the safety of such.

My name is Grace Divine. I live at 2901 Paper Lane in Newport Beach. I would like to express **my strong desire to the Hearing Officer** and ask that the applicant's application for continued use of the residence at 2927 Paper Lane as a recovery house **be DENIED!**

There appear to be severe and disconcerting issues of credibility related to this application. As per the Newport Staff's report, it was found that the applicant stated on their website that:

"The StepHouse Recovery Inc, is a licensed; insured; extended care; and transitional sober living environment" (see Attachment C of staff report).

The staff went on to explain that and quote: "This statement is incorrect in that StepHouse is not and **has never been licensed by the State of California Department of Drug and Alcohol** Programs (ADP). **Advertising as a licensed facility is a violation Section 11834.30 of the California Health and Safety Code and the California Code of Regulations (CCR), Title 9, Chapter 5, Section 10505 (b).**

Basically, if indeed these people are not licensed to do what they claim to do, they are **breaking the law by in fact running this business anywhere!**

It would then seem to me that not only are they **in violation of the residential code in Newport Beach, but also, they are in violation of the California Health and Safety code!** And that, is a very serious matter.

Dear Judge, laws are made to protect the members of the community and as a citizen, it would seem to that to disregard these laws is criminal and endangers the community as a whole!

And Kind Officer, our community at the Anniversary homes is small. We are a middle class area. Often, you will find children playing on the street, adults jogging and older adults gardening. (I myself jog sometimes down Paper lane!)

And suffice it to say, we are a residential area with concerns for our safety!

I have to account something that happened to me **this summer. And I must preface that with the fact that I am not referring to the applicant in any way.** I do not know the

perpetrators name in this instance which I am going to relate to you.

However, I would like to share this with you to illustrate the importance and need for safety that I and others in my community wish for.

It was at night. I had fallen asleep on my living room couch. When suddenly, my dogs start barking in alert! I open my eyes. I then hear a pounding and literally the breaking of my fence facing the front of my house! This, kind madam or sir, is a heavy six foot tall fence.

Inside my house, in disbelief of what I am hearing, I walk towards the sound when I suddenly notice, ***there is someone in my back yard right outside my door.*** They too appear to be aware of the dogs barking and perhaps my presence. I get the impression that they are nervous and frantic for when I turned on the outdoor lights, they brake through another fence I had in the back yard, literally taking it off its hinges. (They literally broke THREE FENCE DOORS!)

Well, needless to say, I called the police. It turns out that this man, whose name and identity I do not know, had been for some time now, breaking into cars parked on my street of Paper Lane (and perhaps other streets in my neighborhood). I do remember getting some fliers as people became alarmed about this. Apparently someone was going from car to car testing to see if it was open trying to take valuables?!

Anyway, the man in my back yard jumped over the back fence to the street behind my house. He apparently then jumped into another neighbors yard and was caught one street over in Silver or Golden lane.

Again, I do not claim that this man was in any way related to this applicant, his business or otherwise. However, this situation was very frightening to me and other neighbors as apparently, this man ran through ***several people's back yards.***

When they finally caught the man, it turns out he had not shoes on! Can you imagine that... I have to deduce from that that he could therefore not have come from a very far distance. Right?! In addition, I may have misunderstood this but he apparently was looking for money to buy drugs.

So you see, the concept of having a facility on our street which caters to people who have drug or alcohol problems is frightening to me. And for this reason alone, I would like to ask that you deny this application.

And going back to the staff's report on page 5 where it states: "The applicant claimed they were unaware of this description [the one where they claimed that they were licensed], and that the word was mistakenly added by the person who prepared the website." Well, that is no excuse since ignorance of the law is not an excuse!

And I do not claim to know anything about half way houses. However, I knew some people who had a teen who went to one of these facilities and I remember that their insurance paid for it. Would an insurance company reimburse a user of this insurance if the one giving the treatment is not licensed to dispense the care? And who is left footing that bill? This is very scary not just for the one paying the bill, but also for the end consumer (the patient).

Put another way, are they not dispensing some kind of medical related care? (ie testing the urine!) If so, is it not false advertising and a violation of health code to state that they are licensed. I sure would be very upset if I went to a man to cure my ailment who claimed to be a doctor, but then turned out he wasn't. All I am saying is that people should be held accountable for such statements as "licensed." In my opinion this behavior is OPROBIOUS, DISGUSTING, INMORAL, CRUDE, AND EXPLOITATIVE of people who need to rely on trustworthy and "licensed" care.

And for this reason alone, they should be denied the application!

In addition, on the same page of the staff report it states that:
"During the meeting [on May 24 2011] the applicant also stated they were unaware of any City regulations or requirements regarding the establishment a sober living facility for six or fewer individuals in the City outside of the Balboa Peninsula and West Newport areas."

I am sorry but in my opinion that is beyond lame, and I frankly do not believe how ridiculous that is and how that so totally does not excuse their actions! Hey, if a person is running a business, shouldn't they know the laws related to it? Otherwise, a person should not be running a business. Don't you think?

This whole thing, not telling the neighbors, running a half way house without a permit, the website, everything to me reeks!

Finally, please keep in mind that everything stated here is my opinion and that I have never met the applicant. However, I am a resident in Paper lane and I can not believe that they would run a business without a permit! And did you know, there are families with small children in the street.

Anyway, this letter is getting too long. I will see you on Friday and express my concerns then.

Kind Regards,
Grace Divine

Burns, Marlene

StepHouse Recovery, Inc.

PA2011-117

From: Brown, Janet
Sent: Wednesday, September 28, 2011 2:46 PM
To: Burns, Marlene
Subject: FW: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

For the admin. record for Friday public hearing on StepHouse Recovery.

Janet Johnson Brown
Associate Planner
City of Newport Beach
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jbrown@newportbeachca.gov

From: Hla Tin [<mailto:hlatin@att.net>]
Sent: Wednesday, September 28, 2011 11:05 AM
To: Brown, Janet
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Dear Ms. Brown,

Since we are not sure we will be able to attend the public hearing on September 30 due to previous commitments, we would like to send you the following:

Your Pg.9

Referring to Appellate Court:

In *Oxford House v. City of Edmonds* (9th Cir. 1994) 18 F.3d 802, the court considered whether a zoning ordinance that prohibited more than five unrelated recovering alcohol and drug addicts from living in single-family residential zones, while permitting such uses without restriction in multi-family and commercial zones, was exempt from the occupancy restriction exemption of the FHAA, and found that it was not. In the course of the decision, the Court of Appeals appeared to note with favor that the home “stands in a residential neighborhood away from commercial zones, liquor stores, and illicit drug activity to minimize the likelihood of a relapse by a resident.” 18 F.3d at 803, 807

We would like to point out that there is one liquor store next to the Irvine Ranch on Irvine Blvd. which is in close proximity and short walking distance to the said 2479 Paper Lane. All one needs to do is walk across Irvine Blvd.

As stated on Pg.13 and 14 there will be fundamental alterations in the nature of the City's Program from the consideration of the zoning and conditional use permit if accommodated. Step House has violated the state and local laws in their operations by not filing for necessary permits and advertizing on their web site as licensed operations. For a facility of this type, Management saying they have no knowledge that they need to get a conditional use permit is a lame excuse for such an operation.

Thank you for the good job you are doing. We hope we will be able to make it.

Sincerely,
Neighborhood Watch
Watching Neighborhood.

From: Brown, Janet [<mailto:JBrown@newportbeachca.gov>]
Sent: Monday, September 26, 2011 5:47 PM
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

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If you have any questions or comments, please do not hesitate to contact me. Thank you.

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jbrown@newportbeachca.gov

Burns, Marlene**StepHouse Recovery, Inc.**

PA2011-117

From: Brown, Janet
Sent: Wednesday, September 28, 2011 2:46 PM
To: Burns, Marlene
Subject: FW: Stephouse Recovery inc., RA NO. 2011-001

For the admin. record for Friday public hearing on StepHouse Recovery.

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: Michael Casciola [mailto:mcasciola@cox.net]
Sent: Wednesday, September 28, 2011 12:13 PM
To: Brown, Janet
Subject: Stephouse Recovery inc., RA NO. 2011-001

To : Janet Johnson Brown, Associate Planner ,

I am Michael A. Casciola, & I reside at 2499 Anniversary Lane on the corner of Anniversary & Paper Lane and my side yard is diagonally opposite the subject residence on Paper Lane. I can not attend the meeting on September 30th and I wish to submit some comments . Others will speak on various aspects of this matter.

I read the staff report . I am an attorney and specialized in representing non-profit entities in the development of affordable housing . I have had experience in knowing the entities truly trying to make a difference in peoples lives from the true Operator who is only there for the profit & nothing else matters. They see a human need and descend on it to fill their pockets without regard if they are helping the people they espouse they care about. Also part time I act as compliance manager for a major trucking firm in the Long Beach area. They have a very sophisticated and formalized drug screening process in place. which includes Random Testing. And even then slip –ups occur & employees are caught using illegal substances. One must be vigilant in this task & that takes experience & qualified training. The nature of the proposed operation is transient. Persons come & go every 6 months . They never accept the environment as their home to preserve. This operator snuck into the neighborhood violating the most simple rules of common courtesy and good business practice. No one knows who they are because of the constant movement in & out of the area. This operator does not appear to have any formal and comprehensive drug testing policy. It appears as if it is a very unsophisticated approach to safeguarding the other residents of this community against drug use. Who administers their program? Who decides on the random selections and how many residents will be tested at any one time? The operator does not appear to have a qualified resident manager who is properly trained and has experience to manage such a facility as this . By their own admission a former resident of the program whose lease expired & who did not renew was hired as the resident manager. Is that good business sense? What training has he had to prepare him to deal with the necessary behavioral enforcement issues that he will encounter. Is he just “one of the boys” himself and may be too friendly and unable to separate himself from the duties of the manager .

Parking : I wish to address the Parking issues and regulations. The report states that currently none of the residents have cars. And it also states that the residents will have to work or be otherwise engaged in worthwhile activities and be self sufficient in other endeavors. To me that signals that they will have cars or others will be picking them up & driving them around. As I write this there are cars parked along Paper , adjacent to my yard, which do not belong to any of the neighbors. There will be 6 residents , 1 manager, the owners themselves who will come by frequently , visitors, etc. It seems to me that this will mean many cars in and around the house and neighborhood.

Currently this neighborhood is a peaceful, quite , serene place with a certain feel of calmness. All the homeowners park either in their garages , driveway or curb at their homes. As I stated above the side yard of my house is across the street from the subject and while my house fronts on Anniversary the parking on that street is not suitable as there is a fire hydrant just in front. So most of my family, friends park on Paper. There have already been incidents where cars associated with residents have parked on Paper Lane along my side yard. I have found various trashed items , cigarette butts, empty packs, a lighter a thrown away shower shoe,etc. And there was a car parked alongside the curb with 4 men inside who were smoking with the windows open, and music playing loudly. The language was crude & the smoke drifting away from the open windows across into my yard and house. When I thought things had gone on long enough I went out to investigate. Just then one man left the car went into the subject house & the other 3 took off in the car. What will happen when the facility is fully functional??

I submit that parking should be regulated. It should be mandated that they should park in the 2 garages on the site. And there is a very long driveway and room for several cars at the curb. No parking should be allowed on the east side of Paper . I don't support this activity for many reasons which others will cover but should it be approved, I would be prepared and willing to work with the City the operator & resident manager to develop a parking plan & monitor the parking situation and report any cars parking on the east side of paper to the manager to have it timely moved.

We need to maintain the peacefulness & integrity of this community and parking is a very important aspect of how a neighborhood is perceived. I You, the City, needs to protect us . I am open to discuss this issue with anyone else. We must have input in these issues after all we are the ones that have to live here after the meetings are all completed. Thank you.

Michael A. Casciola

Burns, Marlene

PA2011-117

From: Brown, Janet
Sent: Thursday, September 29, 2011 8:17 AM
To: Burns, Marlene
Subject: FW: Stephouse Recovery
Attachments: Picture 4.png; Picture 5.png; Picture 6.png; Picture 7.png; Picture 8.png; Picture 9.png; Picture 10.png; Picture 11.png; Picture 12.png; Picture 13.png; Picture 14.png

For the admin. record for Friday public hearing on StepHouse Recovery.

Janet Johnson Brown
Associate Planner
City of Newport Beach
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From: Joanne Nichols [\[mailto:joanne.nichols@gmail.com\]](mailto:joanne.nichols@gmail.com)
Sent: Wednesday, September 28, 2011 7:28 PM
To: Brown, Janet
Subject: Stephouse Recovery

Hi Janet,

I live in the Anniversary tract and am against the Stephouse setting up business in our neighborhood.

I have attached screenshots from the Stephouse website. I took these before the Stephouse was asked to file for a license. It is concerning that they clearly, explicitly and NOT erroneously advertised treatment for Detox and Love Addiction.

They have since removed this from their site but the clear misrepresentation of their services is of alarming. I have two young kids (under four) and the thought of potential "love addicts" living two streets away makes me sick.

Thank you for being on this and looking out for the homeowners. I appreciate all you have done on this.

Joanne



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Finding Right Treatment Center

As it is with finding the appropriate treatment center, it is important to find the



Finding Right Treatment Center

As it is with finding the appropriate treatment center, it is important to find the right facility to assist with detoxification. Many treatment centers do not offer detox, but this service can be found at almost any hospital. Although detoxification generally has a blanket approach, utilizing similar techniques for varying kinds of detoxification, the level and quality of care does vary and it something to seriously consider when deciding on the right detoxification facility.



If you find yourself getting lost in the sea of detox facilities available and defining the best one for individual needs, please feel free to explore the rest of our links or give us a call. We will work with you and do all we can to help you make the right decision on the first step in successful recovery from substance abuse and addiction. We offer comprehensive, no-cost services for assessment and referrals to drug rehab centers. If you are in need of drug rehab services, please explore our site at StepHouse Recovery, fill our confidential on-line alcohol and drug assessment and by all means call us at: 888-923-7623

888-923-7623

Chat with a Counselor 24 Hours a day



00:00



Video Testimonials

Letter Testimonials

Date: June 12, 2010

StepHouse Recovery is an incredible place to find oneself and attain sobriety. If you're having a problem and can't do it on your own, you found the right place. I just got home today and miss the wonderful staff, beautiful grounds and perfect food. I was beat and tired of taking pills and my addiction beat me to a pulp. These people know the best way to help you when you are at your worse. Not only that they have all the tools, insight, that help you fight your addiction and find sobriety, you don't have to do this alone. I ran myself dry and was in a bad spot of self-loathing, disgust and couldn't stop the routine. It was tough and I thought the month was going to drag but I ended up staying an extra month and miss it already. Can't wait to be back for meetings, thanx to Matt

- 
- ✓ Eating Disorders
 - ✓ Legal Issues

[Take a Tour](#)

Detox and Detoxification

Detoxification is a process in which person's addicted to drugs or alcohol are medically cleansed of the toxins created by those substances. Detoxification, or detox for short, is almost always the first step in the rehabilitation process for many addicts and alcoholics. Before addicts and alcoholics can be admitted to drug and alcohol treatment, they must first complete the detox process. There are many different forms of detoxification depending on the substance of dependence and the severity of the addiction. However, there are some drugs that do not require detoxification such as methamphetamines, cocaine, and marijuana. The abuse of these drugs can result in a very serious psychological dependence, which requires intense therapy and sometimes monitoring, but not medical detox. Other drugs like heroin, alcohol, and many prescription medications like barbiturates and benzodiazepines create not only a psychological, but a serious physical dependence, requiring medical detoxification.

The process of detoxification is only the beginning of drug or alcohol rehabilitation, but it is one of the most important parts of this process. Detox is imperative because it is the physical removal of the damaging substance from the body and rehabilitation cannot begin if there is still a physical dependence on drugs and alcohol. The physical dependence is one of the main motivations for alcoholics and drug addicts to continue using, as it is what causes the painful and often dangerous physical symptoms at cessation.



00:00



[Video Testimonials](#)

[Letter Testimonials](#)

I came into StepHouse Recovery a broken man, not sure if I wanted to live or die. After 28 days, with a sponsor in hand, my life changed. I love my life & what it holds for me now. My future is bright, but only if I stay connected - meetings, service, & my higher power. Thanks to all at StepHouse Recovery I owe you my life.
- Your friend, Jason .

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✓ Long Term Recovery

✓ Dual Diagnosis

✓ Eating Disorders

✓ Legal Issues

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24 Hours a day

Addiction Treatment

Newport Beach & Costa Mesa, California

Treatment

Alcohol

Drug



Finding Right Treatment Center

As it is with finding the appropriate



Personalized Initial Evaluation

The StepHouse Recovery will follow these critical steps:

- **Personalized Initial Evaluation.**
Your trained counselor will take the time to evaluate you or your loved one to determine which treatments are appropriate for you.
- **Detox.**
If and when necessary, you will undergo a medically supervised Detox program, personalized just for you. We specialize in opiate detox, benzodiazepine detox, servicing all types of painkiller addictions and prescription drug abuse, heroin detox, and of course alcohol detox, in the most painless comfortable way in the industry.
- **Further evaluation.**
After detoxification, further evaluation is needed to help identify substance abuse disorders and any co-occurring (dual diagnosis) disorders, such as depression or eating disorders. StepHouse Recovery Inc, is not strictly an eating disorder treatment center, or depression treatment center, we treat addictions along with their co-occurring disorders providing the full continuum of care from in-patient to out-patient treatment
- **Results Based Individual Plans.**
Based on the results of the evaluations, you will be presented with an individual drug rehabilitation (or other specific addiction/disorder) plan, designed to meet your specific needs to maximize the potential for success, while ensuring that your stay is as comfortable as possible.
- **Family Matters Program.**
We provide supporting treatment for your family and loved ones through our



Video Testimonials

Letter Testimonials

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- Your friend, Jason .



the stephouse

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« the stephouse near 154 East Bay Street, Costa Mesa...

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The Stephouse ☆

981 Begonia Avenue, Costa Mesa, CA 92626

(714) 394-3494

thestephouse.com

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Categories: Halfway House, Alcoholism Treatment Program, Addiction Treatment Center

Transit: Sunflower-Fuchsia (0.2 mi N) 145, ...

Your rating: ★★★★★

The Step House offering sober living, detox, drug treatment, alcohol treatment, and residential care in costa mesa, CA and surrounding cities. - From the owner



Ads

Love Addiction

Love Addiction consists of three components: Romance, Relationship and Sexual **Addiction**.

Love addiction is often perceived to be "less serious" than other process addictions i.e. compulsive sexual addictions, eating disorders or self-harm / mutilation addictions. Perhaps because it sounds "softer." In reality it is extremely painful and can be very dangerous to both the addict and their partners. Many suicides, murders, stalkings, rapes and other crimes of passion have their roots in this **addiction**. Our culture has traditionally glorified **love addiction** with the notion that we fall in **love** and live "happily ever after." This ignores the groundwork that relationships require. Many **love** relationships depicted in the media are really **love** addicted relationships. (See Romeo and Juliet as an example - not a very happy ending, huh?)

Signs and Characteristics of **Love Addiction**:

- Lack of nurturing and attention when young
- Feeling isolated, detached from parents and family
- Compartmentalization of relationships from other areas of life
- Outer facade of "having it all together" to hide internal disintegration
- Mistake intensity for intimacy (drama driven relationships)
- Hidden Pain
- Seek to avoid rejection and abandonment at any cost
- Afraid to trust anyone in a relationship
- Inner rage over lack of nurturing, early abandonment
- Depressed



Video Testimonials

Letter Testimonials

Date: August 15th, 2010

I entered **StepHouse Recovery** as sick and tired of being sick and tired as anyone could be. I had 14 years sobriety and relapsed for 11 months. Now I have my sobriety back and I thank God everyday that I went to **StepHouse Recovery**. I was one more drink away from death and entered a quiet, shy, emotional cripple and left vibrant, full of life and hopes for

- Depressed
- Highly manipulative and controlling of others
- Perceive attraction, attachment, and sex as basic human needs, on a par with food and water
- Sense of worthlessness without a relationship or partner
- Feelings that a relationship makes one whole, or more of a man or woman
- Escalating tolerance for high-risk behavior
- Intense need to control self, others, circumstances
- Presence of other addictive or compulsive problems
- Insatiable appetite in area of difficulty (sex, **love** or attachment / need.)
- Using others, sex & relationships to alter mood or relieve emotional pain
- Continual questioning of values and lifestyle
- Driven, desperate, frantic personality
- Confusion of sexual attraction with **love** ("**Love**" at first sight.)
- Tendency to trade sexual activity for "**love**" or attachment
- Existence of a secret "double life"
- Refusal to acknowledge existence of problem
- Defining out-of-control behavior as normal
- Defining "wants" as "needs"
- Tendency to leave one relationship for another. (Inability to be without a relationship.)
- Attempts to replace lost relationships with a new one immediately

Much of the **love addiction** literature speaks to the **love** addicts' inability to live their lives without a relentless search for a partner in most any situation or experience. Upon reflection many recovering **love** addicts can relate to having used some strategy or another all of their lives in an

vibrant, full of life and hopes for the future. I have been back for Sobriety week-ends many times and leave rejoiced and refreshed. I got my one year chip at The **Newport** Club along with two of my friends (fellow guest) and it was like getting an Oscar. I am excited that this year I will continue to attain my sobriety chips. We are all just one drink away from insanity or death. My friend is back at **StepHouse Recovery** which is a Godsend and he will recover again and he will have hope and dreams again. How many chances do we get? Only God knows and it is not my desire to test him. I am blessed to have each day begin anew with each hour of sobriety things are coming together. Thank you Matt and George for your continuing friendship.

-Elaine

attempt to find and keep sexual and romantic partners. One woman put it this way, "I never once went to a party without wondering who I could get a date with or get into bed, I always dressed for it and I always looked for it." Whether through revealing dress, flirtatious manner or seductive talk; the addict is always hunting and searching in one form or another to try to bring that special attention, intensity and arousal that the latest tryst or liaison can bring forth. One important part of the **love** and sex addicts' **recovery** process is recognition of those methods used to attract and manipulate others.

As the addict begins to consciously cast these aside, using the support of 12 step members, friends and often therapy; they come to learn their real human worth, lessening the need for superficial, sexualized attention.

In order for **recovery** from any **addiction** to take place, there must be a bottom-line definition of sobriety. For the alcoholic, this is a simple definition -- alcoholics and drug addicts define sobriety as the amount of time they have abstained from the use of alcohol and other mind-altering chemicals. Abstaining from the use of these substances is the recovering person's sobriety time. (E.g., "I stopped using drugs and alcohol on June 15, 1987; therefore, I am over 10 years sober").

For the recovering **love** or sexual addict, however, sobriety can be a more challenging to define. Unlike sobriety from the use of substances, **love** or sexual sobriety is not usually considered to be complete abstinence from romantic relationships and sex, although recovering persons may use complete abstinence for short periods of time to gain personal perspective or address a particular issue. **Love addiction** and sexual sobriety is most often defined as a contract between the sexual addict and their 12-Step **recovery** support therapist or clergy. These sobriety contracts are best when written, and involve clearly defined, concrete behaviors from which the addict has committed to abstain in order to define sobriety.

Some relationship or sexual **recovery** plans have very strictly defined boundaries -- "No sexual activity of any kind outside of a committed marital relationship" could be one such defined boundary, "no sex without at least 30 days of dating", another. Sobriety can be delineated as abstinence from any romantic or sexual activity that causes the person to feel shameful, hold secrets or which is illegal or abusive to others. Personal definitions may change over time as the recovering person evolves in their understanding of the disease. An example of such a plan might be, "I am sober as long as I do not date anyone who is married or in another relationship, whom I would not introduce to friends, who is abusive, unresponsive or uncommunicative to me," or "I am sober as long as I do not engage in flirtation, intrigue or sexual seduction with strangers, have sexual or romantic liaisons with strangers or with anyone I have not known for at least 90 days." These types of definitions are always discussed with at least one other recovering person, therapist or clergy, and are not changed without thorough discussion and understanding.

The underlying motive for a concisely written plan of **recovery**, beyond a clear definition of unwanted specific sexual or romantic behavior, is to offer the addict an ongoing **recovery** reminder, even in the face of challenging circumstances. One characteristic of **addiction**, particularly for **love** addicts, is a difficulty in maintaining clear focus on personal beliefs, values and goals, when faced with situations which potentially involve intensity, arousal and stimulation. This is where the best of intentions, the pleas to be trusted "just one more time," and promises "to be good" go out the window. Without clearly defined boundaries, the **love** or sex addict is vulnerable to deciding "in the moment" what action is best for them. Unfortunately most addicts' "in the moment" decisions are not the ones which help them maintain their long term goals and values. A written plan helps to maintain a clear focus on **recovery** choices, regardless of situation or momentary motive.

As the **love** and sex addict recovers, they begin to discover themselves in new and unexpected ways. Time formerly put into flirtation and "the hunt", now may go into family involvement and work. Creativity formerly used to seduce or attract now goes into hobbies, self-care and healthy relationship exploration. This self-redefinition allows the **love** and sex addict to have a much clearer understanding of healthy partnerships. As the single person begins to really recover and their self esteem and understanding improves, so does their choice of dating and romantic partners. No longer willing to take anyone who might have them or give him or her away, they begin to develop clear criteria (often written down) of the type of partners they wish to engage. **Recovery** for the coupled person brings a deeper understanding of their emotional needs and wants in their partnership, encouraging them to take more intimacy risks in their relationships. As hope and honesty slowly replace despair and superficiality, the **recovery** process brings about a deepening maturity and sense of choice that the addict may have never previously known.

Burns, Marlene

PA2011-117

From: Brown, Janet
Sent: Thursday, September 29, 2011 3:18 PM
To: 'Rich Nichols'
Cc: Burns, Marlene; Wolcott, Cathy
Subject: RE: Stephouse Recovery Inc. - Info on current owners

Good afternoon, Mr. Nichols.

Thank you for your email. The City is researching the information, and we intend to address the matter at the public hearing tomorrow.

Best regards,

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: Rich Nichols [<mailto:richnichols@gmail.com>]
Sent: Wednesday, September 28, 2011 10:57 PM
To: Brown, Janet
Subject: Stephouse Recovery Inc. - Info on current owners

Janet,

I was doing some research on the Stephouse Recovery Inc. company and came across an article I found on George Vilagut. It states that he was arrested less than two years ago for the possession of 150 grams of cocaine and a loaded weapon among others.

Has a background check been run on George Vilagut and Matthew Harrison the current owners of Stephouse Recovery Inc.? If so, is this article referencing a different George Vilagut from Huntington Beach, CA or are there other circumstances in this case which would now let him be qualified to own and operate a drug and alcohol treatment facility? Below is the link.

http://articles.hbindependent.com/2009-11-12/local/hbi-arrest111209_1_huntington-beach-evan-sailor-carpool-lane

Best regards,
Rich Nichols

Burns, Marlene

From: Brown, Janet
Sent: Friday, September 30, 2011 8:16 AM
To: 'Greg Badum'
Cc: Greg Badum; Alcaraz, Debbie; Burns, Marlene
Subject: RE: Recovery Home on My Street (2927 Paper Lane, Newport Beach)

Dear Mr. Badum,

Thank you for your email, providing the information and expressing your concerns . Your email is being forwarded to the Hearing Officer for his consideration regarding this matter, and will be included in the administrative record.

Sincerely,

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: Greg Badum [mailto:gjbadum@yahoo.com]
Sent: Thursday, September 29, 2011 7:46 PM
To: Brown, Janet
Cc: Greg Badum; Alcaraz, Debbie
Subject: Re: Recovery Home on My Street (2927 Paper Lane, Newport Beach)

Hello Janet,

Tomorrow's meeting is an inconvenient time for working folks. I have taken a lot of time off to be my son's AYSO soccer coach and I can not afford to take any more time off. Please let it be known that I am adamantly against the recover home on our street.

The owner of the recovery house came by twice to my door, he is very pushy. He kept trying to tell me that are a high end facility and that they do not have any shady clients. I told him from the beginning that I do not think that they should be allowed to operate a commercial business in a residential area. He kept trying to tell my they have a full time on-site manager, they do not allow them to be in front yard, they are bused in and do not have cars. He kept trying to get me to sign something saying I am okay with their house. I kept telling him you obviously do not listen to what I am saying, I think you are using a state law as a loop hole to get around city laws for the use of residential property which is wrong. He said it is important to have them integrate back into neighborhoods. I told him this is Southern California, many people do not even know their neighbors and that this recovery house should be in a commercial area not in a quiet family neighborhood.

He kept being pushy and I finally just had to end our conversation, tell him I was done, and closed the door.

What I believe is that he is only trying to appease the neighbors until they get their approval. Just because someone can afford his recovery program does not make those people upscale citizens. When faced with jail or recovery house, they will pick recovery house and have no intention or desire to get real recovery.

The visitors to this house have cars. Just tonight there was a car parked with a shady looking tattooed female inside with the windows down and with lots of smoke coming out, she was parked there about an hour that I know of. This is not a compatible use for this property. They have not operated illegally, did not follow the rules and on that basis alone they should be denied the permit to operate.

Please include me in the many concerned residents against the operation of a Recovery Home at 2927 Paper Lane. Please help us to keep our neighborhood quiet and safe for my 8 year old son and the many children who live here.

Thanks!

Greg Badum

2900 Paper Lane

Newport Beach, CA 92660-3311

949-642-3302

From: "Brown, Janet" <JBrown@newportbeachca.gov>

To: Greg Badum <gjbadam@yahoo.com>; "Cosylion, Matt" <MCosylion@newportbeachca.gov>; "Kiff, Dave" <DKiff@newportbeachca.gov>; "Hill, Rush" <rhill@newportbeachca.gov>; mhenn527@hotmail.com; Dept - City Council <CityCouncil@newportbeachca.gov>; "Badum, Steve" <SBadam@newportbeachca.gov>

Cc: Greg Badum <greg.badum@boeing.com>

Sent: Wednesday, June 15, 2011 11:33 AM

Subject: RE: Recovery Home on My Street (2927 Paper Lane, Newport Beach)

Good morning, Mr. Badum.

This is in response to your email regarding the property located at 2927 Paper Lane. The use of this property as a sober living residential care facility for persons in recovery from addiction to drugs and/or alcohol was recently brought to the City's attention.

Upon determining that the property was indeed operating as a residential care facility in violation of the Zoning Code, the City immediately notified the operator and property owner of the violation.

While the Zoning Code does not permit this use in this location, federal law requires that under certain circumstances, a city must grant disabled individuals an exception from its usual laws. Therefore, the

Zoning Code includes provisions which allow any person with a disability, their representative, or a provider of housing for individuals with a disability, to apply for a reasonable accommodation from the City's zoning and land use regulations.

The operators of the facility on Paper Lane have submitted an application for reasonable accommodation. Reasonable accommodation applications are subject to a public hearing before a Hearing Officer appointed by City Council. Staff is now reviewing the application, and a public hearing will be scheduled once the application is deemed complete. A public notice will be mailed to residents who live within 300 feet of the subject property a minimum of 10 days prior to the hearing.

In the meantime, staff will be scheduling a meeting in the near future with the residents located on Paper Lane. The purpose of this meeting is to answer preliminary questions residents may have, and to hear from the neighbors who are most directly impacted by this use. Staff is interested in knowing what types of activities or impacts to the neighborhood may have occurred since this facility established - such as loitering in the neighborhood, trespassing, secondhand smoke, excessive vehicles and problems related to parking, trash and debris.

Thank you for your email. If you have any questions or additional comments, please do not hesitate to contact me.

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

-----Original Message-----

From: Greg Badum [mailto:gjbadam@yahoo.com]
Sent: Saturday, June 11, 2011 8:47 PM
To: Brown, Janet; Cosylion, Matt; Kiff, Dave; Hill, Rush;
mhenn527@hotmail.com; Dept - City Council; Badum, Steve
Cc: Greg Badum
Subject: Recovery Home on My Street (2927 Paper Lane, Newport Beach)

It has just come to my attention that the rented home on my street is being used as an addiction recovery home. This is unacceptable use of a single family home on our street and in the City of Newport Beach. We have a quiet out of the way family neighborhood. There are many small kids in our neighborhood and our street including my 8 year old boy. I do not want my son exposed to these

elements in this business use of a residential area. I have noticed many shady characters at this home, hanging out and chain smoking at the curb and the corner. Please assure me that this type of home is not allowed on our quiet street!

I trust that this activity will NOT be approved to operate in Newport Beach.

Please assure me that this unapproved facility will stop operation immediately.

Greg Badum
2900 Paper Lane
Newport Beach, CA 92660-3311
949-642-3302

Burns, Marlene

From: Brown, Janet
Sent: Friday, September 30, 2011 8:40 AM
To: 'Werner Escher'
Cc: Burns, Marlene
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Good morning, Mr. Escher.

In response to your question, federal and state fair housing laws provide that persons with a disability, or provider of housing for individuals with a disability may request a reasonable accommodation from the City's zoning and land use regulations, policies, and practices, and the City must consider the applicant's request.

Per the federal and state laws, cities have an affirmative duty to grant a reasonable accommodation if the request is made by or on behalf of a disabled individual(s); the accommodation is necessary to afford the disabled an equal opportunity to use and enjoy a dwelling; and, the request is reasonable. Cities may find a request unreasonable if granting the request would result in a fundamental alteration in the nature of a city program, or would impose undue financial or administrative burdens on the city.

A Hearing Officer, appointed by the City of Newport Beach, is designated to approve, conditionally approve, or deny all applications for reasonable accommodation. Approval of a reasonable accommodation can be granted only if all required findings set forth in Section 20.52.070 (D.2) of the Newport Beach Municipal Code can be made. In this case, staff is recommending the Hearing Officer deny the request, because all of the required findings cannot be made.

Thank you for your email.

Sincerely,

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: Werner Escher [<mailto:EscherW@southcoastplaza.com>]
Sent: Wednesday, September 28, 2011 10:23 AM
To: Brown, Janet
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Dear Janet:

If they are not permitted, then why do we need to accommodate them? As you know, there is a long history of resident dissatisfaction with the entire Recovery "movement" invading our neighborhoods. Please, we should continue to stand firm.

Werner and Diane Escher, 47-year residents of Newport Beach at 205 40th Street.

Thank you.

From: Brown, Janet [\[mailto:JBrown@newportbeachca.gov\]](mailto:JBrown@newportbeachca.gov)

Sent: Monday, September 26, 2011 5:47 PM

Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

To all interested parties –

A public hearing is scheduled for Friday, September 30, 2011, at 3:00 p.m. in the City Council Chambers, to consider an application submitted by StepHouse Recovery, Inc. requesting a reasonable accommodation from the requirements of the Newport Beach Municipal Code.

StepHouse Recovery, Inc. requests that the City allow the continued operation of an existing unlicensed residential care facility for up to six persons in recovery from alcohol and/or drug addiction, and one resident supervisor. The facility is located at 2927 Paper Lane, in the R-1-6000 Zoning District, where such uses are not permitted.

A copy of the meeting agenda, and staff report with all attachments for this project are available for review on the City's website at the following link:

<http://www.newportbeachca.gov/index.aspx?page=72&recordid=4011>

If you have any questions or comments, please do not hesitate to contact me. Thank you.

Janet Johnson Brown

Associate Planner

City of Newport Beach

3300 Newport Blvd., Newport Beach, CA 92663

T (949) 644-3236 / F (949) 644-3229

jbrown@newportbeachca.gov

Burns, Marlene

StepHouse Recovery, Inc.

PA2011-117

From: Brown, Janet
Sent: Friday, September 30, 2011 8:57 AM
To: 'chrylhall@yahoo.com'
Cc: Burns, Marlene; Wolcott, Cathy
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Good morning, Ms. Hall.

The City has always scheduled public hearings for reasonable accommodation or use permits in residential districts on a regular business day and during regular business hours, just as it does for public hearings scheduled before the City's Zoning Administrator. I assure you, the date and time was not selected to prevent anyone from attending the hearing.

Thank you for your email. It has been forwarded to the Hearing Officer for his consideration regarding this matter.

Sincerely,

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: chrylhall@yahoo.com [<mailto:chrylhall@yahoo.com>]
Sent: Friday, September 30, 2011 7:01 AM
To: Brown, Janet
Subject: Re: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Janet, my name is Cheryl Hall and I live at 2269 Golden Circle. Myself, among my other neighbors, are very upset that the City is having a meeting on a Friday at 3pm. It is very obvious that this was done on purpose...please share this with those who chose this meeting time. It was put in place on purpose so most of us would not be able to attend...3pm is when school gets out...the City knows this. So most of us are picking up our kids...OR WORKING!! Here is how we feel about this Stephouse Recovery...we want them gone!! And the fact that they slid in through the back door is wrong!! Cheryl Hall

Connected by DROID on Verizon Wireless

-----Original message-----

From: "Brown, Janet" <JBrown@newportbeachca.gov>
Sent: Tue, Sep 27, 2011 00:46:55 GMT+00:00
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

To all interested parties –

A public hearing is scheduled for Friday, September 30, 2011, at 3:00 p.m. in the City Council Chambers, to consider an application submitted by StepHouse Recovery, Inc. requesting a reasonable accommodation from the requirements of the Newport Beach Municipal Code.

StepHouse Recovery, Inc. requests that the City allow the continued operation of an existing unlicensed residential care facility for up to six persons in recovery from alcohol and/or drug addiction, and one resident supervisor. The facility is located at 2927 Paper Lane, in the R-1-6000 Zoning District, where such uses are not permitted.

A copy of the meeting agenda, and staff report with all attachments for this project are available for review on the City's website at the following link:

<http://www.newportbeachca.gov/index.aspx?page=72&recordid=4011>

If you have any questions or comments, please do not hesitate to contact me. Thank you.

Janet Johnson Brown

Associate Planner

City of Newport Beach

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jbrown@newportbeachca.gov

Burns, Marlene

PA2011-117

From: Brown, Janet
Sent: Friday, September 30, 2011 9:55 AM
To: Burns, Marlene
Subject: FW: West Newport Beach Association Letter re: Stephouse Reasonable Accommodation Hearing
Attachments: 09-29-11 Brandt Letter.pdf

For the administrative record regarding the StepHouse public hearing.

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: Garber_Chris
Sent: Thursday, September 29, 2011 4:27 PM
To: kbrandt@newportbeachca.gov
Cc: dkiff@newportbeachca.gov; mhenn527@hotmail.com; parahdigm@aol.com; rhill@newportbeachca.gov; lesliejdaigle@aol.com; gardnerncy@aol.com; curryk@pfm.com; edselich@roadrunner.com; dsmith@newportbeachca.gov; Batley, Craig; Boles, Sharon; Bryant, Ken & Mary; Cobb, Jerry; Fryer, Mary; Garber_Chris; Glazer, Nicolai; Johnson, Mike; Miller, Jim; O'Flynn, Ann; Phillips, Everette; Rush, Robert; Schroeder, George; Thibault, Barbara
Subject: West Newport Beach Association Letter re: Stephouse Reasonable Accommodation Hearing

Ms. Brandt:

Attached for your immediate consideration is a letter from the West Newport Beach Association regarding the September 30, 2011, Stephouse Reasonable Accommodation Hearing.

Chris Garber
Board of Directors, Secretary, Membership
West Newport Beach Association

Regards, Chris

Chris Garber
eDiscovery Manager
Allergan, Inc.
2525 Dupont Drive
Irvine, CA 92612
714.246.4198 (Telephone)
949.466.0605 (Mobile)
714.246.4774 (Facsimile)
Email: garber_chris@allergan.com



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WEST NEWPORT BEACH ASSOCIATION
P.O. BOX 1471
NEWPORT BEACH, CALIFORNIA 92659
www.westnewport.org

September 29, 2011

President:
Craig Batley
Absentee Owners Liaison
949/293-4630

Vice President:
Sharon Boles
Superior Ave. Liaison
949/645-4752

Secretary/Membership:
Chris Garber
West Oceanfront
949/466-0605

Treasurer:
Barbara Thibault
Newport Shores
949/642-5843

Historian:
Mike Johnson
West Oceanfront
949/642-3125

Directors:
Ken Bryant
Numbered Streets
949/644-6266

Mary Bryant
Numbered Streets
949/644-6266

Jerry Cobb
West Oceanfront
909/337-2045

Mary Fryer
Seashore Drive
949/887-0554

Nicolai Glazer
Lido Sands
949/306-8339

Jim Miller
Newport Island
949/933-9827

Ann O'Flynn
Balboa Coves
949/645-8233

Everette Phillips
Newport Shores
949/650-7528

Robert Rush
River/Neptune
949/645-2977

George Schroeder
Numbered Streets
949/646-2628

Via Email and Hand Delivery

Kim Brandt
Community Development Director
City of Newport Beach
3300 Newport Blvd.
Newport Beach, CA 92663

RE: Stephouse Reasonable Accommodation Hearing

Dear Ms. Brandt:

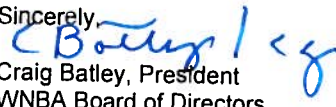
A reasonable accommodation hearing is scheduled for Friday, September 30, 2011, at 3:00 p.m. in the City Council Chambers, pursuant to an application submitted by StepHouse Recovery, Inc. Residents in this neighborhood were mailed a notice of the hearing 10 days in advance and all other parties were given a less than 4-day notice.

The West Newport Beach Association ("WNBA") is concerned about the short notice to interested parties. WNBA desires to bring to your attention the following issues:

1. WNBA feels that the City should make every effort to notify ALL interested parties that have expressed prior interest in this subject. For example, we have continuously expressed interest and participated extensively in all rehab-related City meetings and events over the last four years. As an Association we are surprised that we were not notified. Many other Associations, such as Central Newport, Peninsula Point and Lido Island Homeowner Associations, are affected by this subject and would have also appreciated notification of this Hearing.
2. Although the City strives to meet the letter of the law, WNBA's expectation is that the City should strive to meet the expectation of its residents, and to that end, residents should be notified of such meetings as your office becomes aware and commits to a meeting date. In this case, your office committed to this Hearing date over a month ago - yet you gave less than 4-days notice to all other interested residents in the City.
3. When setting a meeting time, it is important for the City to consider the demographics of affected parties who would attend such a meeting. In this case families, especially with school age children, would have an interest but will not be able to attend at 3:00 pm on Friday afternoon, when schools are letting out and families are beginning their weekend activities. This hearing was important enough and should have been held any other weekday.
4. While your department encourages those unable to attend "to please forward comments at your earliest convenience and we'll ensure they are forwarded to the Hearing Officer," the short notice will limit public comments. A written letter is no substitute for Community participation. As such and for the benefit of all those who do attend, WNBA would like to have Community Development provide a copy of this letter to the Hearing Officer and read into public record this and all other Comments that may be received of those unable to attend.

In conclusion, WNBA is requesting a wider and more timely outreach to the broader Community for rehab-related Hearings. The timing and method the City has chosen for this Hearing and notification may have a negative impact on the Hearing outcome. WNBA feels issues that affect such a wide range of the Community should be as inclusive as possible because of the far-reaching impact on the residents of Newport Beach.

Sincerely,


Craig Batley, President
WNBA Board of Directors

cc: Newport Beach City Council
Dave Kiff, City Manager
WNBA Board of Directors

Burns, Marlene

From: Brown, Janet
Sent: Friday, September 30, 2011 10:30 AM
To: 'Nicolina Valente'
Cc: Burns, Marlene
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Ms. Valente.

Thank you for your email. It has been entered into the administrative record for this project, and forwarded to the Hearing Officer for his consideration.

Janet Johnson Brown
Associate Planner
City of Newport Beach
3300 Newport Blvd., Newport Beach, CA 92663
T (949) 644-3236 / F (949) 644-3229
jbrown@newportbeachca.gov

From: Nicolina Valente [<mailto:nicolina2@roadrunner.com>]
Sent: Friday, September 30, 2011 10:12 AM
To: Brown, Janet
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Re: "Stephouse Recovery" at 2927 Paper Lane, Newport Beach

Dear Ms. Brown,

The time of the hearing is very inconvenient since it is at that same time the our children get out of school.

We are completely against this addiction recovery home in our neighborhood and have noticed an increased amount of traffic and loitering in recent months. Also, there are a significant number of young children in our neighborhood and a treatment center of this sort does pose threat to our children's safety.

Thank you for your help,

Sincerely,

Sebastian and Nicolina Valente
(714) 883-1856

From: Brown, Janet [<mailto:JBrown@newportbeachca.gov>]
Sent: Monday, September 26, 2011 5:47 PM
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

To all interested parties –

A public hearing is scheduled for Friday, September 30, 2011, at 3:00 p.m. in the City Council Chambers, to consider an application submitted by StepHouse Recovery, Inc. requesting a reasonable accommodation from the requirements of the Newport Beach Municipal Code.

StepHouse Recovery, Inc. requests that the City allow the continued operation of an existing unlicensed residential care facility for up to six persons in recovery from alcohol and/or drug addiction, and one resident supervisor. The facility is located at 2927 Paper Lane, in the R-1-6000 Zoning District, where such uses are not permitted.

A copy of the meeting agenda, and staff report with all attachments for this project are available for review on the City's website at the following link:

<http://www.newportbeachca.gov/index.aspx?page=72&recordid=4011>

If you have any questions or comments, please do not hesitate to contact me. Thank you.

Janet Johnson Brown
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[*jbrown@newportbeachca.gov*](mailto:jbrown@newportbeachca.gov)

Burns, Marlene

StepHouse Recovery, Inc.

PA2011-117

From: Brown, Janet
Sent: Friday, September 30, 2011 11:14 AM
To: Burns, Marlene
Cc: Wolcott, Cathy
Subject: FW: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

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From: Werner Escher [\[mailto:EscherW@southcoastplaza.com\]](mailto:EscherW@southcoastplaza.com)
Sent: Friday, September 30, 2011 11:12 AM
To: Brown, Janet
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Thank you, Janet. On the basis of the denial, we residents also feel that it's "unreasonable" to impose undue burdens on the neighborhood that disrupts the community, tourist and family friendly confines of Newport Beach.

Hope the denial is upheld.

Werner.

From: Brown, Janet [\[mailto:JBrown@newportbeachca.gov\]](mailto:JBrown@newportbeachca.gov)
Sent: Friday, September 30, 2011 8:40 AM
To: Werner Escher
Cc: Burns, Marlene
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Good morning, Mr. Escher.

In response to your question, federal and state fair housing laws provide that persons with a disability, or provider of housing for individuals with a disability may request a reasonable accommodation from the City's zoning and land use regulations, policies, and practices, and the City must consider the applicant's request.

Per the federal and state laws, cities have an affirmative duty to grant a reasonable accommodation if the request is made by or on behalf of a disabled individual(s); the accommodation is necessary to afford the disabled an equal opportunity to use and enjoy a dwelling; and, the request is reasonable. Cities may find a request unreasonable if granting the request would result in a fundamental alteration in the nature of a city program, or would impose undue financial or administrative burdens on the city.

A Hearing Officer, appointed by the City of Newport Beach, is designated to approve, conditionally approve, or deny all applications for reasonable accommodation. Approval of a reasonable accommodation can be granted only if all required findings set forth in Section 20.52.070 (D.2) of the

Newport Beach Municipal Code can be made. In this case, staff is recommending the Hearing Officer deny the request, because all of the required findings cannot be made.

Thank you for your email.

Sincerely,

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From: Werner Escher [<mailto:EscherW@southcoastplaza.com>]
Sent: Wednesday, September 28, 2011 10:23 AM
To: Brown, Janet
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Dear Janet:

If they are not permitted, then why do we need to accommodate them? As you know, there is a long history of resident dissatisfaction with the entire Recovery "movement" invading our neighborhoods. Please, we should continue to stand firm.

Werner and Diane Escher, 47-year residents of Newport Beach at 205 40th Street.

Thank you.

From: Brown, Janet [<mailto:JBrown@newportbeachca.gov>]
Sent: Monday, September 26, 2011 5:47 PM
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

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Burns, Marlene

From: Brown, Janet
Sent: Friday, September 30, 2011 12:05 PM
To: 'Hla Tin'
Cc: Burns, Marlene
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Thank you for your email. I am aware of this discrepancy, which was pointed out to StepHouse. They provided a corrected copy on August 31, 2011. (Please see handwritten page 115 of the staff report for corrected copy.)

Your email has been entered in the administrative record for this project, and forwarded to the Hearing Officer for his consideration.

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From: Hla Tin [<mailto:hlatin@att.net>]
Sent: Friday, September 30, 2011 11:31 AM
To: Brown, Janet
Subject: RE: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

Dear Ms. Brown,

I am sending you the information on Stephouse's Corporate filing. His filing indicate the following:

Corporate Office Address: 2927 Paper Ln.
Sacramento, CA 92660

It appears that he did not put the correct address here. 92660 is Newport Beach Zip Code, even if there is a Paper Ln in Sacramento, CA. with a similar number 2927 to the real number.

His filing does not show truthfulness with the State of California again. I pulled this out from the things that your Staff prepared. This may mean his Corporation may be in jeopardy also, and he may be personally liable, including other false filings or not filings.

Good luck, Ms Brown with the information you have on the bail posted by him two years ago. NB City should have good records at the Police Department.

Keep probing,

Neighborhood Watch
Watching Neighborhood.

From: Brown, Janet [<mailto:JBrown@newportbeachca.gov>]
Sent: Monday, September 26, 2011 5:47 PM
Subject: Public Hearing on Reasonable Accommodation Request - StepHouse Recovery, Inc.

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